

**MANAGEMENT CERTIFICATE  
OF  
HERITAGE MASTER COMMUNITY, INC.**

The undersigned, being an officer of Heritage Master Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Heritage.
2. The name of the Association: Heritage Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Hays County, Texas, as more particularly described on Exhibit A to the Heritage Master Covenant [Residential], recorded under Document No. 22029799, Official Public Records of Hays County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Heritage Master Community, Inc., c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Goodwin & Company  
Mailing Address: 11950 Jollyville Road, Austin, Texas 78759.  
Attn.: Matt Gibson  
Telephone Number: (512) 502-7026  
Email Address: matt.gibson@goodwintx.com

7. Website to access the Association's dedicatory instruments:  
<http://goodwintx.com>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$350.00

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

1 Business Day:	\$350.00
3 Business Days:	\$250.00
5 Business Days:	\$150.00
7 Business Days:	\$100.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

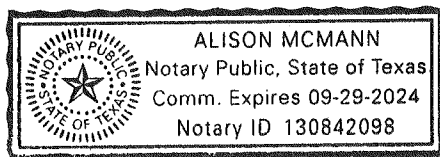
**HERITAGE MASTER COMMUNITY, INC.,**  
a Texas nonprofit corporation


By:   
Name: AUSTIN EVETTS  
Title: DIRECTOR

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on the 6 day of OCTOBER, 2022, by AUSTIN EVETTS, DIRECTOR of HERITAGE MASTER COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email:rburton@winstead.com

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ATTACHMENT 1

1. Heritage Master Covenant [Residential] recorded under Document No. 22029799, Official Public Records of Hays County, Texas.
2. Heritage Development Area Declaration [Residential] recorded under Document No. 22029833, Official Public Records of Hays County, Texas.
3. Heritage Notice of Applicability & Notice of Addition of Land [Residential] recorded under Document No. 22047588, Official Public Records of Hays County, Texas.
4. Heritage Community Manual, recorded as Document No. 22029869, Official Public Records of Hays County, Texas.
5. Heritage Design Guidelines, recorded as Document No. 22029874, Official Public Records of Hays County, Texas.
6. Heritage Adoption of Working Capital Assessment, recorded as Document No. 22030303 Official Public Records of Hays County, Texas.

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

22048849 CERTIFICATE  
10/18/2022 10:23:41 AM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

